

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – MARCH 15, 2006

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, March 15, 2006, at the Township Municipal Building, Rte 715, Brodheadsville, Pa by Larry Smith.

Present: Larry Smith, Dave Johnson, Jim Connor, Dave Gordon, Chris Eckert, Engineer Chris McDermott, Atty. Tim McManus and Township Manager David Albright.

Absent: Dick Rodenbach and Matt Connell

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Chris Eckert, seconded by Dave Johnson it was voted to approve the minutes of the February 15, 2006 meeting, as distributed. (5-0)

Submittals: None.

Plan Reviews:

Ianuale A. Lewis. (Lot Line Adjustment) HMG Engineering. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted for review 7/21/04) (Tabled 8/17/04-3/15/06) (**Open ended waiver 10/1/04**) (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Effort Associates. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-3-15-06) (**Open ended waiver 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates. (Minor Subdivision Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. Engineer McDermott's comment letter of March 14, 2006, was reviewed. Two modification waivers were requested, they were (1.) existing 40' right of way along Sonya Lane (SALDO 1004.A.5) and (2.) Side lot lines shall be at approximate right angles to street (SALDO 1006.D) On motion made by Chris Eckert, seconded by Dave Johnson it was voted to conditionally approve this plan subject to all Engineering comments being addressed and to recommend approval of the waiver requests to the Board of Supervisors. (5-0) (Plan date 1/4/05) (Received 1/4/05) (Accepted 1/19/05) (Tabled 2/16/05-2/15/06) (Rev. Plans 3/1/05, 2/28/06) (**Open ended waiver 3/16/05**) (SEO: planning module complete and ready for review)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 5/9/05) (Received 5/9/05) (Accepted 5/18/05) (Tabled 6/15/05-3/15/06) (Revision 11/23/05, 2/6/06, and 2/9/06) (**Open ended waiver 7/28/05**) (SEO: Flows have not been approved by DEP, planning module required)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-3/15/06) (Revision 6/16/05, 11/23/05) (**Open ended waiver 8/19/05**) (SEO: testing complete, planning module required)

Whispering Woods Extension-LTS Project I (Preliminary Major Subdivision Plan) Langan Engineering. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Chris Eckert, it was voted to table this plan. (5-0) (Plan date 7/5/05) (Received 7/7/05) (**Open ended waiver 11/22/05**) (Tabled 8/17/05-3/15/06) (SEO: request for sewage planning module exemption has been submitted)

Emerson Chase/Joshmor, Inc. (Final Major Subdivision Plan) Boucher & James, Inc. Chris Borger of LTS was present on behalf of this plan. Engineer McDermott's comment letter of March 15, 2006, and Atty. McManus comment letter of March 13 were reviewed. A lengthy discussion ensued. On motion made by Dave Johnson, seconded by Jim Connor it was voted to conditionally approve this plan subject to all items being addressed in Engineer McDermott's comment letter of March 15, 2006 and Atty. McManus comment letter of March 13, 2006. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Waiver received until April 18, 2006**) (SEO: planning module approved by Supervisors, and sent to DEP) (Revisions 1/3/06, 1/31/06, and 2/28/06)

Whispering Woods Extension- LTS Project II (Final Minor Subdivision Plan) Langan Engineering. Chris Borger of LTS was present tonight, and asked to table this plan. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) (**Waiver received until 5/02/06**) (SEO: request for sewage planning module exemption has been submitted) (Revision 11/21/05, 12/28/05, 1/31/06, 2/27/06)

Chestnut Hill Manor Senior Housing (Preliminary/Final Land Development Plan) DW LaSota Engineering. The Engineer requested this plan be tabled tonight. On motion made by Dave Johnson, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 10/31/05) (Received 11/1/05) (Accepted 11/16/05) (**Open ended waiver received 3/15/06**) (SEO: flow data approved by DEP, planning module incomplete) (Revision 1/13/06)

Chestnut Hill Manor Phase I (Resubdivision/Adjoining Land Merger) Jerry Thomas, R.L.S. A brief discussion ensued. The Engineer's comment letter of March 15th was reviewed. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to conditionally approve this plan subject to the Engineer's comment letter of March 15, 2006, being addressed, and additional testing for a reserve sewage area. (5-0) (Plan date 12/3/05) (Accepted 2/15/06) **(90-day review ends 5/15/06)**

Chestnut Hill Manor Phase II (Preliminary Plan Everett Subdivision No 1) Jerry Thomas R.L.S. A brief discussion ensued. The Engineer's comment letter of March 15th was reviewed. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to conditionally approve this plan subject to the Engineer's comment letter of March 15, 2006, being addressed. (5-0) (Plan date 12/3/05) (Accepted 2/15/06) **(90-day review ends 5/15/06)**

Stuber, Arthur (Lot Line Adjustment) Robert Beers, P.L.S. A letter has been received from Mr. Beers to withdraw this plan. The Planning Commission accepted this letter.

Bush, Zachary. (Minor Subdivision) Keystone Consulting Engineers. Ron Borger was present on behalf of this plan. This is a 30 acre tract; they are subdividing a 7 acre parcel off. The Engineer's comment letter of March 14, 2006 was reviewed. A brief discussion ensued, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to conditionally approve this plan subject to the Engineer's comment letter of March 14th being addressed and to have the Road master and Fire Chief look at the existing road conditions and accessibility for emergency vehicles. (5-0) (Plan date 12/27/05) (Received 12/27/05) **(90-day review ends 4/18/06)** (SEO: testing complete, planning module required) (Revision 3/1/06)

Sketch Plan.

Pocono Barns (Sketch Plan) Niclaus Engineering. This is a plan to sell sheds and playground equipment. The Commission was in agreement this will need a land development plan. It will need a special exception before the Zoning Hearing Board for a low volume driveway. It was also suggested to have a public bathroom with handicap accessibility. The Commission will consider a gravel parking area instead of blacktop.

Business from the Planning Commission. None.

Planning Module Approval.

Paradise Estates. Helen Beers, SEO asked the Commission to approve the planning module. It is ready to go. On motion made by Dave Johnson, seconded by Jim Connor it was voted to recommend approval of the planning module. (5-0)

Plans to be signed. None.

Other Business.

Al Natale – Effort Plaza- Requesting site tour. A letter was submitted on March 2 from Carbon Engineering to request a site tour of the Effort Plaza on Rte 115 North of State Road to do a Commercial Land Development Plan. The Commission decided on Tuesday, March 21 at 8:30 a.m.

Official Map – Article IV Amendment-Comments required. A public hearing will be held on Tuesday, March 21, 2006 before the Board of Supervisors to make amendments to the ordinance for the Official Map. A brief discussion ensued, on motion made by Dave Johnson, seconded by Dave Gordon it was voted to recommend approval of this update. (5-0)

Penny Creek Estates – Special Exception comments. Mr. George Fetch brought an updated plan. This is to build a home in a portion of the flood plain. After review of the plan and a brief discussion, on motion made by Dave Johnson, seconded by Jim Connor it was voted to recommend approval of the special exception, based on Chris McDermott's review and recommendation. (5-0)

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Chris Eckert it was voted to adjourn at 9:00 p.m.

Respectfully submitted,

Cathy A. Baker
Recording Secretary